

# City of Mississauga

Memorandum:

## City Department and Agency Comments

Date Finalized: 2025-02-20	File(s): A355.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2/27/2025 3:30:00 PM

### Consolidated Recommendation

The City recommends the application be deferred to identify the correct variances.

### Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area of 360.72sq m (approx. 3,882.76sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 306.61sq m (approx. 3300.35sq ft) in this instance;
2. A dwelling height of 9.55m (approx. 31.33ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.00m (approx. 29.53ft) in this instance;
3. An eave height of 7.27m (approx. 23.85ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance; and
4. An Additional Residential Unit (ARU) area of 90.54sq.m (approx. 974.56sq.ft) whereas By-law 0225-2007, as amended, permits a maximum ARU area of 78.30sq.m (approx. 842.81sq.ft) in this instance.

### Background

**Property Address: 3412 Etude Drive**

#### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Low Density I

#### Zoning By-law 0225-2007

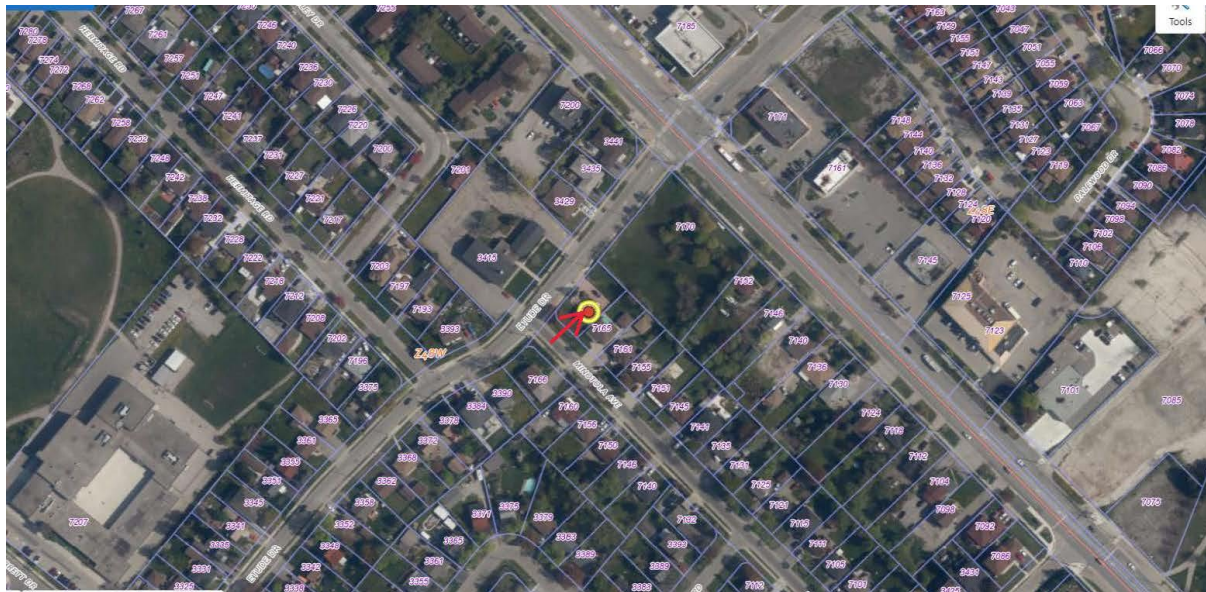
**Zoning: R3-69- Residential**

**Other Applications: BP 9NEW 24 2449 & BP 9NEW 25 6313 ARU**

### Site and Area Context

The subject property is located on the south side of Etude Drive, west of the Goreway Drive and Etude Drive intersection in the Malton Neighbourhood Character Area. It has a lot area of +/- 776.46m<sup>2</sup> (8,357.74ft<sup>2</sup>), and currently contains a single-storey detached home with limited landscaping and vegetative elements on the subject property. The surrounding area context is predominantly residential, consisting of a mix of detached and semi-detached dwellings. Additionally, a place of religious assembly, Malton Baptist Church, is located across Etude Drive to the north, and various mainstreet commercial buildings are located along Goreway Drive.

The applicant is proposing to construct a new dwelling and additional residential unit requiring variances for the gross floor area of the primary dwelling and detached additional residential unit as well as the primary dwelling height and corresponding eaves height.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Planning staff note the applicant deferred the application on January 16<sup>th</sup>, 2025 due to the proposed variances not being identified correctly. Planning staff noted no concerns with the proposal's built form at the time, however suggested the applicant contact Zoning staff to confirm if any additional variances that may be required for the primary dwelling and associated detached additional residential unit.

Planning staff still have no concerns with the proposed built form and proposed variances, however staff are recommending deferral in order for the applicant to identify the correct variances. Zoning staff have also indicated that additional information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed new dwelling will be addressed through the Building Permit Process.





Comments Prepared by: Tony Iacobucci, Development Engineering

## Appendix 2 – Zoning Comments

The Building Department is processing Building Permit applications **BP 9NEW 24-2449** and **BP 9NEW 25-6313**. Based on review of the information available in these applications, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above applications. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the applications noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above applications in order to receive updated comments.

Comments Prepared by: Emily Majeed, Planner-in-Training

## Appendix 3 – Parks, Forestry & Environment

### Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician